

Mitigated Negative Declaration

PROJECT NAME: Target

PROJECT LOCATION: 40 North Fourth Avenue

ASSESSOR'S PARCEL NO: APN # 562-323-13,-38,-39

PROJECT APPLICANT: Target Stores, Inc – Laurie T. Jones
1000 Nicollet Mall, TPN 12G
Minneapolis, MN 55403
(612) 761-5384

CASE NO.: IS-09-009

DATE OF DRAFT DOCUMENT: March 25, 2009

DATE OF FINAL DOCUMENT: xxxxxxxxx

Background

The proposed project site is located at the northwesterly quadrant of the intersection of North Fourth Avenue and C Street. The 9.9-acre site currently contains an existing Target retail building along with two outbuildings (Smog Check, Market). The proposed project will begin with the demolition of the three existing buildings currently on the site. These include approximately 120,000 s.f. Target retail store, a 4,800 s.f. smog check facility and a 3,500 s.f. market. Following demolition of all buildings on-site, a new 138,144 s.f. Target retail store will be constructed. In addition to the vehicular entrance off the main private drive aisle (western extension of Brisbane Avenue), access will also be provided via two existing thirty-foot driveways off of N. Fourth Avenue and two off of C Street. The entry of the building will be facing North Fourth Avenue with the receiving docks and stock areas at the north end of the building. Approximately 90% of the site will consist of building, parking lots and other hardscape, with the remainder as landscaping.

A. Project Setting

The 9.9-acre project site is located at 40 North Fourth Avenue, on the northwesterly corner of the intersection between North Fourth Avenue and C Street, within the urbanized area of Eastern Chula Vista, (Exhibit 1- Locator Map). The project is located within a designated Primary Gateway at Fourth Avenue per the Chula Vista General Plan.

The project site is currently developed with an existing Target retail building and two outbuildings (Smog Check, Market). Vehicular ingress to the site is provided directly off of Fourth Avenue and C Street, as well as a vehicular entrance off of the main private drive aisle (western extension of Brisbane Avenue). The area has been previously mass graded to accommodate the existing building and parking lot improvements of the site. The project is within the Sweetwater Hydrologic Unit (9.00) and the Lower Sweetwater Hydrologic Area (9.10) and the La Nacion Hydrologic Subarea (9.12). Beneficial uses of groundwater within this subarea include uses for industrial service supply

with potential uses for municipal/domestic supply. The project site indirectly discharges to the nearest water body, San Diego Bay.

The land uses immediately surrounding the project site are as follows:

North:	South Bay Marketplace/existing retail buildings
South:	open space/park
East:	Existing retail buildings
West:	Existing public storage facility

B. Project Description

The project proposes to demolish three existing structures and to redevelop the site with a 138,144 s.f. Target retail building. The existing square footage of building space currently developed on site is 128,300 s.f. This existing total consists of the 120,000 s.f. existing Target building and two out lot buildings of 3,500 s.f. and 4,800 s.f. respectively. These facilities will be demolished in total. The proposed size of the new Target is 138,144 s.f. Therefore the net increase in square footage is 9,844 s.f. or an addition of approximately 7.7% in gross building size.

An on-site bio-swale treatment area is proposed at the southerly end of the site. Proposed off-site improvements include the widening of North Fourth Avenue in order to accommodate two left turn lanes and one right turn lane at the intersection of North Fourth Avenue and C Street. The proposed widening will begin at the proposed southern access driveway. The three existing right-in / right-out driveways on Fourth Avenue will be consolidated into two right-in / right-out driveways and the side by side entrance / exit driveways at the southwest corner of the site will be consolidated into a single shared driveway. On-site improvements include parking lot improvements, landscape treatments, retaining and decorative walls, drainage facility improvements, paved areas for parking, landscape treatments, interior lighting and monument signage (see Exhibit 2).

A rezone of the project site from CC (Central Commercial) to CCP (Central Commercial/Precise Plan) is included in the proposed project and is being processed along with other required entitlements for the proposed project in order to establish a precise plan. The precise plan will establish the required parking and signage standards for the site.

C. Compliance with Zoning and Plans

The site is designated CR (Commercial Retail) on the City of Chula Vista General Plan and is zoned CC (Central Commercial). The project proposes a rezone to CCP in order to allow a reduction in the amount of required on-site parking spaces.

D. Public Comments

On January 9, 2009, a Notice of Initial Study was circulated to property owners within a 500-foot radius of the proposed project site. The public review period ended January 19, 2009. No environmental issues were raised.

E. Identification of Environmental Effects

An Initial Study conducted by the City of Chula Vista (including an attached Environmental Checklist form) determined that the proposed project may have potential significant environmental impacts, however, mitigation measures have been incorporated into the project to reduce these impacts to a less than significant level. This Mitigated Negative Declaration has been prepared in

accordance with Section 15070 of the State of California Environmental Quality Act (CEQA) Guidelines.

Air Quality

To assess potential air quality impacts an Air Quality Assessment titled *Air Quality Assessment for the Chula Vista Target Center Project* dated March 6, 2009 was prepared by Scientific Resources Associated. This analysis evaluated emissions associated with both construction and operation of the proposed project, as well as projected level of greenhouse gas emissions.

Short-Term Construction Activities

In terms of construction impacts, the study concluded that emissions associated with construction are below the significance thresholds for all construction phases and pollutants. Construction of the project would be short term and temporary. Thus, the emissions associated with construction would not result in significant impacts on ambient air quality. Even though not specifically required to mitigate any short-term construction impacts for this project, in order to ensure better air quality, it is standard City policy to include the City's standard best management practices (BMPs) for construction on grading plans for all discretionary construction projects. Prior to approval of grading permits, these measures shall be placed as notes on all grading plans. The measures shall be implemented during grading to reduce dust and exhaust emissions. See Mitigation Measure No. 1. These measures are included as part of the Mitigation Monitoring and Reporting Program.

Operational Activities

In terms of operational impacts, the study concluded that based on the estimates of the emissions associated with project operations, the net emissions increasing over the existing Target Retail center are below the significance criteria for all pollutants. Because the project was not considered to result in a significant traffic impact, it would not result in CO "hot spots" at intersections within the study area. Through project design, emission-controlled construction vehicles and efficiency building product, no area source or operational vehicle emission estimates will exceed the Air Quality significance thresholds, therefore, no operational or long-term mitigation measures are required.

GHG Emissions

California Assembly Bill 32 was adopted in September 2006. Known as the "California Global Warming Solutions Act of 2006" it requires that by January 1, 2008, the California Air Resources Board (ARB) determine what the statewide greenhouse gas (GHG) emissions level was in 1990, and approve a statewide GHG emissions limit that is equivalent to that level, to be achieved by 2020. To date, an un-official estimate has been established. In order to achieve this level, it is estimated that this will require a 15 percent reduction from today's levels and a 30 percent reduction from projected business as usual levels in 2020. SB 97, enacted in 2007, amends the CEQA statute to clearly establish that GHG emissions and the effects of GHG emissions are appropriate subjects for CEQA analysis. It directs Office of Planning and Research (OPR) to develop draft CEQA guidelines "for the mitigation of greenhouse gas emissions or the effects of greenhouse gas emissions" by July 1, 2009 and directs the Resources Agency to certify and adopt CEQA guidelines by January 1, 2010.

In the absence of the state thresholds, the CEQA guidelines (Sec 15064b) advises lead agencies to use their own "careful judgment based to the extent possible on scientific and factual data" to set significance thresholds, recognizing that an "iron clad definition of significant effects is not always possible because the significance of an activity may vary with the setting." Thus it has been determined that the proposed project would have a significant impact on or from global warming if it would 1) conflict with or obstruct the goals or strategies of AB 32 or its governing regulations or, 2)

result in increased exposure of one or more potential adverse effects of global warming identified in AB32.

For purposes of the analysis of the Target project, a target of 20% below “business as usual” has been established. This is considered to be an appropriate midpoint between the 2010 and 2020 targets set forth in AB32. The baseline is considered to be “business as usual”. “Business as usual”, or forecasted emissions, is defined as the emissions that would occur in the absence of AB 32’s mandated reductions. The GHG Protocol Corporate Standard provides standards and guidance for companies and other organizations preparing a GHG emissions inventory. This protocol divides GHG emissions into three scopes ranging from GHGs produced directly by the business to more indirect sources of GHG emission and provides the accounting framework for nearly every GHG standard and program in the world. The concept of operational control was adopted as the one that most applies to the applicants of a development project such as the Chula Vista Target center. The developers/builders will have operational control over certain project factors that generate GHG emissions.

The emissions for the proposed project were estimated separately for four categories of emissions: 1) construction; 2) energy use, including electricity and natural gas usage; 3) water consumption; and 4) transportation. The analysis includes evaluation of emissions for the existing Target Retail Center to assess net increase or decrease in GHG that will be expected from the redevelopment of the site. The emissions were estimated based upon the emissions factors from the California Climate Action Registry General Reporting Protocol. This analysis concluded that emissions of GHG, with implementation of planned energy efficiency measures to exceed Title 24 standards by 17%, and implementation of the state-wide and federal vehicle emission reduction programs, would be reduced by 20% below business as usual levels, and would result in a net reduction from existing conditions.

Further, and possibly more telling, is the impact based solely on the existing and proposed square footage comparisons on the site. The existing square footage of building space developed on site is 128,300 s.f. The proposed size of the new Target is 138,144 s.f. The net increase in square footage is, therefore, 9,844 s.f. or an addition of approximately 7.7% in gross building size. This increase in square footage, however, is accompanied by a significant increase in energy efficiency in the new building over the existing buildings.

Energy efficiency measures are outlined in Table 11 of the project Air Quality Assessment and implementation of said measures is required mitigation as outlined in Section F.

See Mitigation Measure Numbers 1 and 2

Geology and Soils

To assess potential geological and soils impacts of the project, a preliminary geological study was prepared for the site by NMG Geotechnical, dated February 18, 2009. The results of this analysis are summarized below.

The project site is not located in an active Earthquake Fault Zone. The nearest active fault is the Rose Canyon fault approximately 4.4 miles away. There are no known active faults at the site. The site is located in an area with potential liquefaction hazard as identified in the Chula Vista General Plan. This potential hazard will be explored and addressed in the geotechnical site investigation and report.

According to the preliminary geological study, existing near surface fill soils on the project site will be over excavated and recompacted as engineered fill to provide a competent subgrade for structures, pavements and other improvements. Elevations at edge conditions were taken into account and considered in grading design and preliminary earthwork estimates. As a standard condition, a final

soils report will be required for review by the City Engineer. In addition, erosion control measures will be identified in conjunction with the preparation of the grading plans and implemented during the construction phase. The mitigation measures contained in Section F below would mitigate potential geological impacts to a level of less than significance. These measures are included as a part of the Mitigation Monitoring and Reporting Program.

See Mitigation Measure Number 3

Hazards and Hazardous Materials

An Express Gas facility was formerly operated within the southeast quadrant of the site (12 North 4th Avenue). The environmental contamination beneath the site resulted from leaking underground storage tanks (USTs) and associated product lines operated by the former retail gas station. In 1985 an unauthorized release was reported due to UST tank corrosion. As part of the Phase II process, groundwater monitoring began at the subject site in 1990. Since that time, quarterly groundwater monitoring reports have been prepared. The latest such report is dated September 19, 2008. Pollutants of concern that have been found during ground water monitoring include methyl tertiary butyl ether (MTBE), benzene, total petroleum hydrocarbon as galsoine (TPHg), toluene, ethylbenzene, and xylene (BIEX). In 1991, the three USTs, the pump islands, and associated product lines were excavated and removed from the site. A vapor extraction system (VES) and a groundwater recovery system (GRS) were installed at the site and began operation in 1992 and were operated until 1998. Confirmatory soil sampling at 15 borehole locations (SB1-SB15) was conducted in 1996. In 2002 a dual-phase extraction system (DPE) was operated at the site to remediate methyl-tert-ether (MTBE) levels in groundwater. As part of the Phase III process, a final draft of the corrective action plan was prepared in December 2008 which proposed to reduce the remaining source of MTBE on site through active remediation in combination with natural attenuation and sent out for public review. The public comment period ended January 23, 2008 and the San Diego County Site Assessment and Mitigation Program (SAM) received no comments. The SAM concurred with the CAP document and authorized its implementation on February 10, 2009. It is anticipated that all the required remediation will be completed prior to commencement of grading of the project site. If remediation is not complete, monitoring wells and associated remediation measures will be protected in place during grading activities to the maximum extent possible.

See Mitigation Measure Nos. 4 and 5

Hydrology and Water Quality

In order to assess potential hydrology and water quality impacts, a Preliminary Drainage Study titled *Drainage Study Target-2629 Chula Vista (North)*, and the Preliminary Water Quality Technical Report titled *Water Quality Technical Report Target-2629 Chula Vista (North)* both dated January 2009, prepared by Kimley-Horn and Associates, Inc, were submitted for the project. According to the Engineering Department, the proposed improvements and mitigation are adequate to handle the project storm water runoff generated from the site.

Existing Conditions

The project site is located at the northwesterly intersection of North Fourth Avenue and C Street, within the northwest portion of the City of Chula Vista. The site has been fully developed and contains no existing on-site drainage improvements. Existing drainage currently overland flows from the north end of the site to the southwest corner. Water sheet flows across the site and eventually

enters a concrete cross gutter at the south end of the existing Target building. All onsite water is conveyed through this concrete cross gutter and discharges into an existing offsite curb inlet located on C Street, then finally into the public drainage system.

Proposed Improvements

The proposed project will increase landscaped areas and the time of concentration for on site flows which will decrease the overall discharge compared to existing conditions. The proposed project has been designed to accommodate storm water to existing conditions levels for the 6-hour duration 2, 10 and 50-year storm events. Proposed drainage will be conveyed using both vegetated swales and underground storm drain. The eastern parking lot in front of the new building will sheet flow into a concrete ribbon gutter and water will then travel to the southeast corner where it outlets through a curb opening and into the proposed vegetated swale along C Street. Parking areas to the south will also flow into this vegetated swale, as well as the majority of the proposed roof. This vegetated swale will act as treatment for all runoff that is conveyed through it. The northwest parking lot will drain into a proposed grate inlet. Storm drain pipe then carries this flow south, picking up flows from a portion the building roof and back alley areas. All flows from both storm drain and vegetated swale confluence and travel via underground storm drain into the existing offsite curb inlet. All on site inlets will incorporate Bio-Clean filters (or equivalent) to treat incoming runoff.

Water Quality

According to the Water Quality Control Plan for the San Diego Basin (Basin Plan), the project is located in the Sweetwater River Watershed, Sweetwater River Sub-watershed (Hydrologic Unit Basin Number 9.12).

Proposed Best Management Practices (BMPs)

According to the City of Chula Vista Development Storm Water Manual, the anticipated pollutants of concern after the building and parking lot are constructed are petroleum products (oil and grease), heavy metals from vehicle usage, trash and debris. The potential pollutants of concern include sediments, nutrients, oxygen demanding substances, organic compounds, pesticides and bacteria and viruses.

The post-construction storm water management plan for this project relies on implementation of source control BMPs, site design BMPs, and treatment control BMPs. The main objective is to ensure that pollutants do not come in contact with storm water by reducing or eliminating the pollutants. These objectives are achieved by implementing the required site, source and priority project BMPs and treatment set forth in the City of Chula Vista Development Storm Water Manual.

Site Control

The proposed site design BMPs for this site include: 1) streets and sidewalks will be constructed to the minimum widths necessary with design that does not compromise public safety and a walkable environment for pedestrians; 2) existing landscape will be salvaged as practicable. Native and drought tolerant trees and large shrubs will be used throughout the landscape design for the proposed development; 3) the use of decorative concrete will be limited to landscape design; 4) vegetated/rock swales will be used within the project area to convey and treat storm water runoff; 5) runoff from the majority of the roof services will be collected via roof drains, where it will be piped under the parking area and released into a vegetated swale before discharging to the off-site storm drain system; 6) parking lots, sidewalks, and patios will drain into a vegetated/rock swale or will be treated through a Bio-Clean Environmental inlet filters. By limiting the driveway openings to the public streets, project

site design includes more landscaping and enhanced landscaped areas. This improved landscaping provides additional pervious areas within the project site. Site design improvements also include landscaped areas to accept water from roofs, and a Filterra system (or equivalent) for biofiltration purposes. All storm flows will continue to exit the site along the same existing conditions and no significant increase in site flow velocities is anticipated.

Source Control

Source control emphasizes the prevention and reduction of nonpoint pollution by eliminating opportunity for pollutants on the land surface to enter surface runoff.

The proposed permanent source control BMPs include efficient design of landscape irrigation systems, proper rain shut-off devices/moisture sensors to avoid unnecessary watering during the rainy season, and appropriate flow reducers or shut off valves for controlling irrigation. Loading docks will be approximately 4-feet below grade. The site will be graded so that no site water will be transported across the loading dock area. Storm water runoff that does fall directly into the loading dock area will be treated via a Bio-Clean Environmental Grate Inlet Filter, or equivalent, prior to being discharged into the underground storm drain system. A trash compactor will be located near the northwest corner of the building, adjacent to the loading docks. The site will be graded so that no site water will flow across the compactor area. Runoff that does contact the compactor will be treated via a Filterra unit, or equivalent, before discharging in the underground storm drain system. The trash enclosure will be covered and designed in accordance with local City standards and NPDES regulations. This will prevent runoff of drainage flows and compliance with proper cleaning and maintenance requirements. All on-site private inlets will be posted with proper signage to notice the public against illegal dumping of pollutants into the storm drainage system or waterways.

The final grading plans will comply with the provisions of California Regional Water Quality Control Board, National Pollutant Discharge Elimination System (NPDES) Municipal Permit No. R9-2007-0001, and the City of Chula Vista Development Storm Water Manual, 2008, with respect to construction and post-construction BMPs, to the satisfaction of the City Engineer.

Development of this project will comply with all requirements of State Water Resources Control Board (SWRCB) NPDES General Permit No. CAS000002, Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activity. In accordance with said Permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be developed and implemented concurrent with the startup of clearing, grubbing and grading activities.

Treatment Control

Proposed treatment control BMPs include vegetated swales located throughout the property. Bio-Clean Environmental Filters and/or Filterra bioretention units are proposed.

Operational and Maintenance Plan

Target Stores, Inc. will be responsible for the operation and maintenance of all BMPs, and the funding related to said activities, described in the above referenced report. A fully executed "Storm Water Management Facilities Maintenance Agreement" will be included with the final WQIR, as well a separate copy of the Inspection, Operation, and Maintenance Plan (IOMP) Per Section 8 of the Development Storm Water Manual.

Maintenance procedures for all of the control measures related to "Vegetated Swale", "Bio-Clean Environmental Filters (including Grate Inlet Boxes and Trench Drain Filters), and Filterra bioretention units will be maintained in good and effective condition as specified by the following

manufacturer's recommendations: On an annual basis, maintenance shall include two to four visual inspections per year. Maintenance will be performed based upon the findings/recommendations of the inspection report. Regular landscaping maintenance will be required to ensure proper function of the swale.

See Mitigation Measures 6, 7, 8 and 9.

Traffic/Transportation

In order to assess potential traffic and transportation impacts, a Site Access Study titled *Site Access Study for Target Store: Chula Vista North*, dated December 18, 2008, prepared by KHA was submitted for the project. The results of the study are summarized below.

The project would not substantially alter the surrounding roadway network. No modifications are planned to the Target driveway on Brisbane Street. The three existing project driveways on Fourth Avenue would be consolidated into two driveways on Fourth Avenue. These driveways would remain right-in/right-out only. The existing driveways on C Street a few feet west of the Fourth Avenue intersection would be closed. The existing driveway between the produce market and the smog check would be relocated a few feet to the east. The existing entry and exist driveways near the Laundromat would be consolidated into one shared access driveway. This driveway will be the primary access and egress point for trucks traveling to and from the project site.

In addition, the project is proposing to modify the striping and lane geometrics on Fourth Avenue approaching C Street intersection. The project will be adding a southbound right-turn lane from the southern project access driveway on Fourth Avenue to C Street. The striping for the existing southbound lanes on Fourth Avenue will be modified approaching the intersection so that two southbound lanes will go through at C Street and the outside lane will become the right-turn lane at C Street. The current configuration has the inside lane becoming one of the left-turn lanes at C Street. This should help facilitate right-turn access into the Target driveways by removing southbound through vehicles from the outside lane.

Access and Circulation

The proposed project is anticipated to shift some traffic from the Brisbane driveway to the Fourth Avenue and C Street driveways. The proposed project site plan moves the main entrance for Target to the south, closer to C Street, and enhances access to/from the driveways on Fourth Avenue. The project is providing a main entrance drive aisle accessed via the northern site driveway on Fourth Avenue. The drive aisle will be lined up with Target architectural elements, store markings and appropriate signage to direct traffic to this driveway. Furthermore, unlike the existing Target driveways, the new north project driveways on Fourth Avenue will be visible from the Brisbane Street intersection.

While the Target driveway at Brisbane Street currently operates with substantial existing delay, the proposed project will reduce queuing and delay by shifting traffic away from Brisbane Street to Fourth Avenue and C Street. Delay from the westbound left-turn into the project site and from the project site to Brisbane Street is minimal. Large volumes accessing and departing the South Bay Marketplace and McDonalds drive aisle result in queuing and delays associated with those movements. Improving access to the center to the north is beyond the influence of this project.

C Street at the shared driveway is 48 feet wide and includes bike lanes and a parking lane on the south side. Operational analysis indicated that a left-turn lane to the shared driveway on C Street is not needed for acceptable operations of the driveway. The installation of a left-turn lane into the

project site would require removal of the parking lane on the south side of the street. At the Target driveway to the east, a two-way left-turn lane currently exists and would remain with the proposed project.

The two proposed driveways on Fourth Avenue are right-turn in/out only and with Fourth Avenue being substantially under capacity, these driveways are anticipated to operate adequately with the proposed project.

As part of the project, Fourth Avenue will be widened and restriped near C Street to provide the necessary width for an exclusive southbound right-turn lane. This necessitates shifting existing lanes a few feet to the east and modifying the existing raised median. The dual southbound left turn pockets will also be enhanced. There are no traffic impacts pursuant to the established Chula Vista traffic thresholds.

Parking

A Rezone of the project site from CC (Central Commercial) to CCP (Central Commercial/Precise Plan) is being processed along with other required entitlements for the proposed project in order to establish a precise plan. The precise plan will establish the required parking standards for the site. The proposed standards will allow a parking standard which is less than the standard 5 spaces per 1,000 square feet retail standard required by the Chula Vista Municipal Code (CVMC). The applicant is proposing 534 on-site parking spaces, which is 4.38 spaces per 1,000 s.f. of retail space. The proposed reduction from the CVMC is supported by a Parking Assessment study titled *Updated Parking Assessment for Target Store Chula Vista (North), California* that was prepared for the project by KHA on January 22, 2009. Based upon an assessment of parking usage for 80 stores at locations throughout the country, including stores in California, the study concluded that the parking requirement for a prototypical store, like the one being proposed for Chula Vista, requires roughly 505 parking spaces. Target developed and tested a formula relating to the true parking requirement which is to base parking demand on 75% of the number of retail transactions per hour. This formula was based upon raw parking data based upon parking counts done and then matched with corresponding hourly cash register transactions. In order to further validate the parking ratio, an on-site parking count was conducted by KHA on December 20, 2008, at the existing Target Store on-site. This date was selected since it was the last weekend before Christmas. The peak parking demand was 258 occupied parking spaces. This generates a ratio of 2.46, much less than the City's required ratio of 5.0.

No mitigation measures are required

F. Mitigation Necessary to Avoid Significant Impacts

Air Quality

- 1 The following air quality mitigation requirements shall be shown on all applicable grading, and building plans as details, notes, or as otherwise appropriate, and shall not be deviated from unless approved in advance in writing by the City's Environmental Review Coordinator:
 - Watering active grading sites a minimum of three times daily.
 - Apply soil stabilizers to inactive construction sites.
 - Replacing ground cover in disturbed areas as soon as possible.
 - Control dust during equipment loading/unloading (load moist material, ensure at least 12 inches of freeboard in haul trucks)
 - Suspend all soil disturbance and travel on unpaved surfaces if winds exceed 35 mph

- Reduce speeds on unpaved roads to 15 mph or less
 - Water unpaved roads a minimum of three times daily
 - Where practicable, use low pollutant-emitting equipment.
 - Where practicable, use catalytic reduction for gasoline-powered equipment.
 - Use injection timing retard for diesel-powered equipment.
 - Electrical construction equipment shall be used to the extent feasible
2. Applicant shall implement the proposed project design features to reduce GHG Emissions outlined in Table 11, Page 34 of "Air Quality Assessment for the Chula Vista Target Center Project" report prepared by Scientific Resources Associated, dated March 6, 2009.

Geology and Soils

3. A geotechnical study will be required prior to the issuance of grading permits. Applicant shall comply with all requirements of said study.

Hazards and Hazardous Materials

4. Prior to issuance of building permits, comply with all required mitigation measures outlined in the Corrective Action Plan entitled *Site Conceptual Model and Corrective Action Plan, 12 North 4th Avenue, Chula Vista, California, File # H20016*, dated December 21, 2008 or protect in place the existing monitoring wells during all construction activities.
5. During any demolition activities, a licensed and registered asbestos and lead abatement contractor shall perform asbestos and lead-based paint abatement in accordance with all applicable local, state and federal laws and regulations, including San Diego County Air Pollution Control District Rule 361 145 - Standard for Demolition and Renovation.

Hydrology and Water Quality

6. Prior to the issuance of a grading permit, a final drainage study shall be required in conjunction with the preparation of the final grading plans. Site Design, Source Control, Low Impact Development, and Treatment Control Best Management Practices (BMPs) shall be implemented in accordance with the Water Quality Technical Report as approved by the City Engineer. Additionally, the final grading plans shall comply with the provisions of California Regional Water Quality Control Board, National Pollutant Discharge Elimination System (NPDES) Municipal Permit No. R9-2007-0001, and the City of Chula Vista Development Storm Water Manual, 2008, with respect to construction and post-construction BMPs, to the satisfaction of the City Engineer. Further, the applicant shall enter into an agreement with the City of Chula Vista for the inspection and maintenance of post-construction BMPs into perpetuity. Compliance with said plan shall become a permanent requirement of the Mitigation Monitoring and Reporting Program.
7. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) NPDES General Permit No. CAS000002, Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activity. In accordance with said Permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be developed and implemented concurrent with the startup of clearing, grubbing and grading activities. The SWPPP shall specify both construction and post construction structural and non structural pollution prevention measures. The SWPPP shall also address operation and maintenance of post-

construction pollution prevention measures, including short-term and long-term funding sources and the party or parties that will be responsible for the implementation of said measures

8. Permanent storm water requirements, including site design, source control, and treatment control best Management Practices (BMPs), all as shown in the approved WQTR, shall be incorporated into the project design, and shall be shown on the plans. Provide sizing calculations and specifications for each BMP. Any structural or non-structural BMP requirements that cannot be shown graphically must be either noted or stapled on the plans.
9. Prior to the approval of any building permit, the applicant shall provide evidence satisfactory to the Planning and Building Director and Director of Engineering and Public Works demonstrating that the trash storage areas of the project site have final improvement design to meet the following requirements:
 - a) Paved with an impervious surface, designed not to allow run-on from adjoining areas, screened or walled to prevent offsite transport of trash; and
 - b) Provide attached lids on all trash containers that exclude rain including a solid roof or awning to minimize direct precipitation.

G. Agreement to Implement Mitigation Measures

By signing the line(s) provided below, the Applicant and Operator stipulate that they have each read, understood and have their respective company's authority to and do agree to the mitigation measures contained herein, and will implement same to the satisfaction of the Environmental Review Coordinator. Failure to sign the line(s) provided below prior to posting of this Mitigated Negative Declaration with the County Clerk shall indicate the Applicant's and Operator's desire that the Project be held in abeyance without approval and that the Applicant and Operator shall apply for an Environmental Impact Report.

LAURIE T. JONES, SENIOR DEVELOPMENT MANAGER
Printed Name and Title of Applicant TARGET CORP
(or authorized representative)

3/26/09
Date

[Signature]
Signature of Applicant
(or authorized representative)

3/26/09
Date

N/A
Printed Name and Title of Operator
(if different from Applicant)

Date

N/A
Signature of Operator
(if different from Applicant)

Date

H. Consultation

1. Individuals and Organizations

City of Chula Vista:

Steve Power, Planning and Building Department
Stan Donn, Planning and Building Department
Mario Ingrassi, Engineering Department
Silvester Evetovich, Engineering Department
Jim Newton, Engineering Department
David Kaplan, Engineering Department
Patrick Moneda, Engineering Department
Boushra Salem, Engineering Department
Rima Thomas, Engineering Department
Kirk Ammerman, Public Works Operations
Richard Hopkins, Public Works Operations
Steven Gonzales, Public Works Operations
David McRoberts, Public Works Operations
Khosro Aminpour, Public Works Operations
Muna Cuthbert, Public Works Operations
Justin Gipson, Fire Department

Others:

Caltrans
Regional Water Quality Control Board
County of San Diego
City of National City
Chula Vista Elementary School District
Sweetwater Authority
Sweetwater Union High School District
Chula Vista Unified School District
SDGE
Sweetwater Planning Group
David Gottfredson, RECON

2. Documents

City of Chula Vista General Plan, 2005 (as amended).

Title 19, Chula Vista Municipal Code.

Air Quality Assessment for the Chula Vista Target Center Project, dated March 6, 2009
(Scientific Resources Associated)

Updated Parking Assessment for Target Store Chula Vista (North), California, revised January 22, 2009 (Kimley-Horn and Associates)

Drainage Study Target -2629 Chula Vista (North), California, dated January 2009 (Kimley-Horn and Associates)

Site Access Study for Target Store: Chula Vista North, dated January 21, 2009 (Kimley-Horn and Associates)

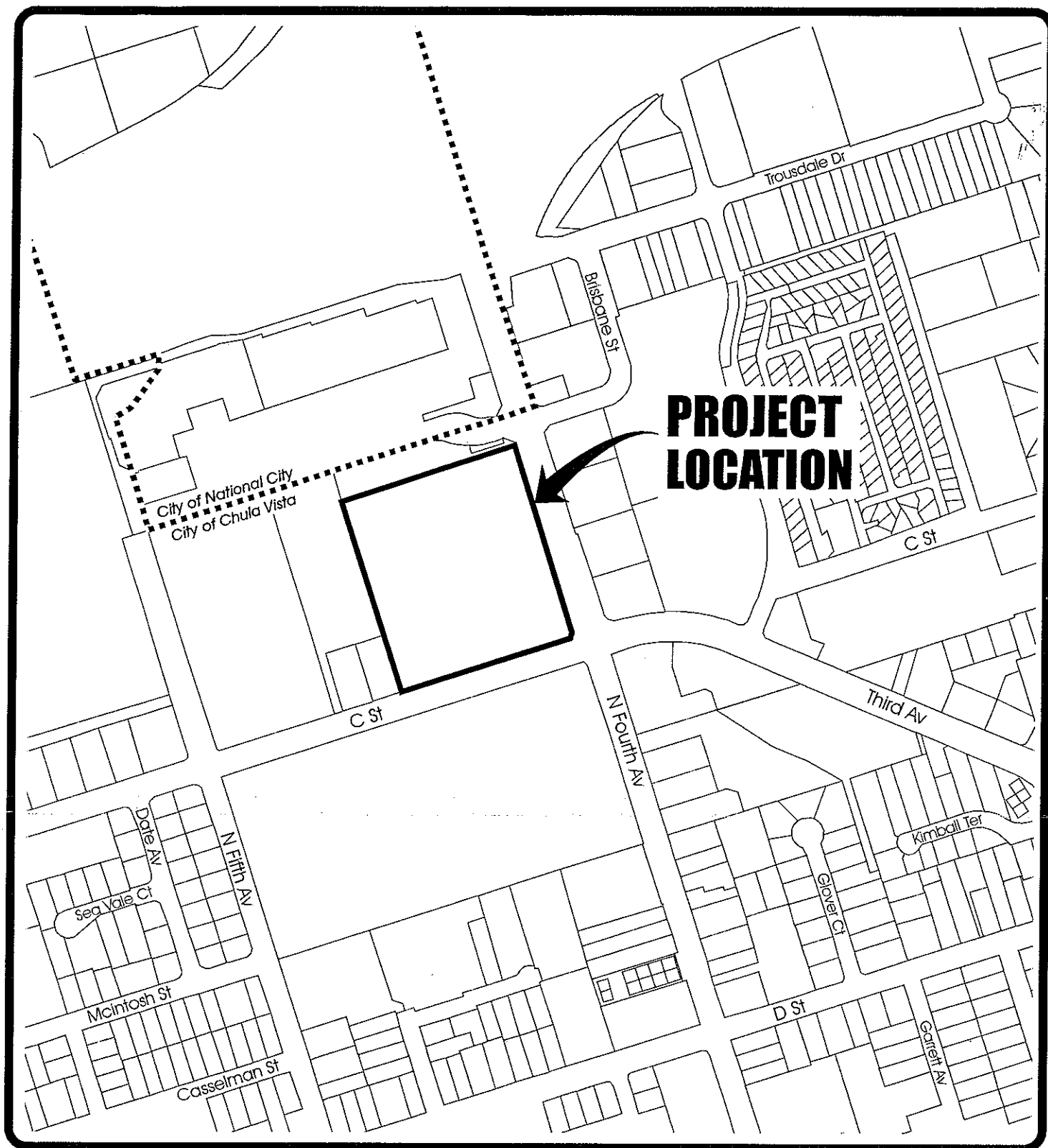
Final Sanitary Sewer Memorandum, dated February 12, 2009 (Kimley-Horn and Associates)

3. Initial Study

This environmental determination is based on the attached Initial Study, and any comments received in response to the Notice of Initial Study. The report reflects the independent judgment of the City of Chula Vista. Further information regarding the environmental review of this project is available from the Development Services Department, 276 Fourth Avenue, Chula Vista, CA 91910.

Stephen Power, A.I.C.P.
Principal Planner

Date: _____



CHULA VISTA PLANNING AND BUILDING DEPARTMENT

LOCATOR



NORTH

PROJECT
APPLICANT:

Target

PROJECT
ADDRESS:

425 C Street

SCALE:

No Scale

FILE NUMBER:

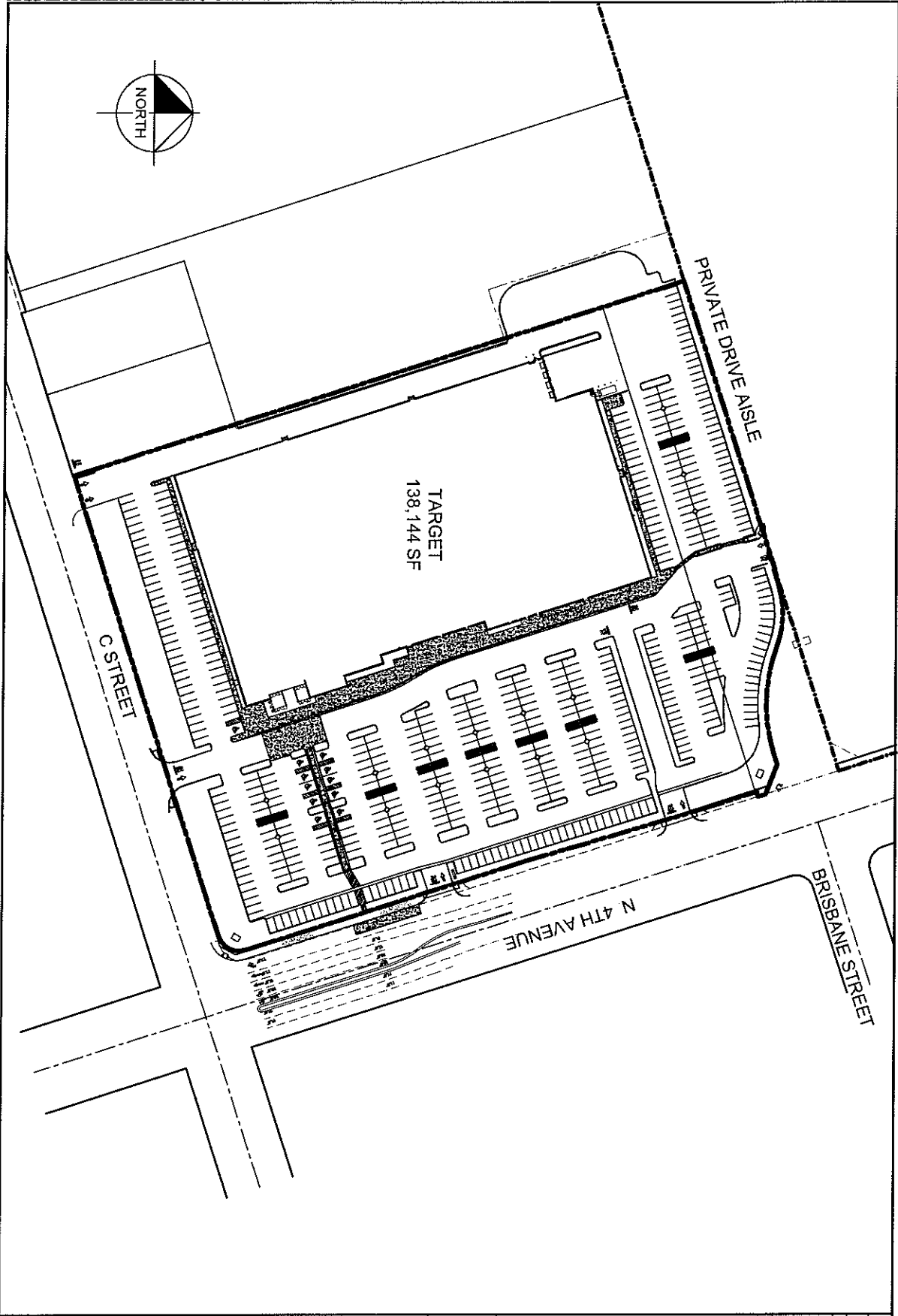
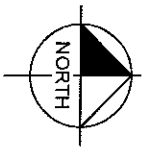
DRC-09-15

MISCELLANEOUS

Project Summary: Proposal is for a demolition and reconstruction of existing Target retail store. New Target store will be 138,144 Square Feet.

Related cases: PCZ-09-02, IS-09-009

NOT TO SCALE. THIS SITE PLAN IS A REPRESENTATION OF THE PROPOSED DEVELOPMENT AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE DEVELOPER ASSUMES ALL LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED.



TARGET-2629 SITE PLAN EXHIBIT 2 CHULA VISTA, CALIFORNIA		SCALE: 1" = 100' SCALE: 1" = 100' DRAWN BY: [initials] DESIGNED BY: [initials] CHECKED BY: [initials] DATE: 03-28-09	 Kimley-Horn and Associates, Inc. © 2009 KIMLEY-HORN AND ASSOCIATES, INC. Engineering, Planning, and Construction 401 B Street, Suite 600 San Diego, California 92101 (619) 234-9411	NO. REVISIONS BY DATE APPROVED
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Exhibit 2

ATTACHMENT "A"

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

TARGET – IS-09-009

This Mitigation Monitoring and Reporting Program has been prepared by the City of Chula Vista in conjunction with the proposed Target project. The proposed project has been evaluated in an Initial Study/Mitigated Negative Declaration prepared in accordance with the California Environmental Quality Act (CEQA) and City/State CEQA Guidelines. The legislation requires public agencies to ensure that adequate mitigation measures are implemented and monitored for Mitigated Negative Declarations.

AB 3180 requires monitoring of potentially significant and/or significant environmental impacts. The Mitigation Monitoring and Reporting Program for this project ensures adequate implementation of mitigation for the following potential impacts(s):

1. Air Quality
2. Geology and Soils
3. Hazards/Hazardous Materials
4. Hydrology and Water Quality

MONITORING PROGRAM

Due to the nature of the environmental issues identified, the Mitigation Compliance Coordinators shall be the Environmental Review Coordinator and City Engineer of the City of Chula Vista. The applicant shall be responsible to ensure that the conditions of the Mitigation Monitoring and Reporting Program are met to the satisfaction of the Environmental Review Coordinator and City Engineer. The applicant shall provide evidence in written form confirming compliance with the mitigation measures specified in Mitigated Negative Declaration IS-09-09 to the Environmental Review Coordinator and City Engineer. The Environmental Review Coordinator and City Engineer will thus provide the ultimate verification that the mitigation measures have been accomplished.

Table 1, Mitigation Monitoring and Reporting Program Checklist, lists the mitigation measures contained in Section F, Mitigation Necessary to Avoid Significant Effects, of Mitigated Negative Declaration IS-09-09, which will be implemented as part of the project. In order to determine if the applicant has implemented the measure, the method and timing of verification are identified, along with the City department or agency responsible for monitoring/verifying that the applicant has completed each mitigation measure. Space for the signature of the verifying person and the date of inspection is provided in the last column.

Table 1

MITIGATION MONITORING AND REPORTING PROGRAM								
Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Verification			Responsible Party	Completed Initials	Comments
	AIR QUALITY		T.M	Pre Const.	During Const.	Post Const.	Date	
1.	The following air quality mitigation requirements shall be shown on all applicable grading, and building plans as details, notes, or as otherwise appropriate and shall not be deviated from unless approved in advance in writing by the City's Environmental Review Coordinator: <ul style="list-style-type: none">• Watering active grading sites a minimum of three times daily.• Apply soil stabilizers to inactive construction sites.• Replacing ground cover in disturbed areas as soon as possible.• Control dust during equipment loading/unloading (load moist material, ensure at least 12 inches of freeboard in haul trucks).• Suspend all soil disturbance and travel on unpaved surfaces in winds exceed 35 mph.• Reduce speeds on unpaved roads to 15 mph or less.• Water unpaved roads a minimum of three times daily.• Where practicable, use low pollutant-emitting equipment.• Where practicable, use catalytic reduction for gasoline-powered equipment.• Use injection timing retard for diesel-powered equipment.• Electrical construction equipment shall be used to the extent feasible.	Plan Check/Site Inspection		X	X			Applicant/ City Development Services Department
2.	Applicant shall implement the proposed project design features to reduce GHG Emissions outlined in Table 11, Page 34 of "Air Quality Assessment for Chula Vista Target Center Project" report prepared by Scientific Resources Associated, dated March 6, 2009.	Plan Check/Site Inspection		X	X			Applicant/City Development Services Department

Table 1

	GEOLOGY AND SOILS	T.M	Pre Const.	During Const.	Post Const.				
3.	A geotechnical study will be required prior to issuance of grading permits. Applicant shall comply with all requirements of said study.		x	x					
	HAZARDS/HAZARDOUS MATERIALS								
4.	Prior to issuance of building permits, comply with all required mitigation measures outlined in the Corrective Action Plan entitled <i>Site Conceptual Model and Corrective Action Plan</i> , 12 North 4 th Avenue, Chula Vista California, File #H20016, dated December 21, 2008 or protect in place the existing monitoring wells during all construction activities.	Plan Check/Site Inspection	X	X		Applicant/ City Development Services Department			
5.	During any demolition activities, a licensed and registered asbestos and lead abatement contractor shall perform asbestos and lead-based paint abatement in accordance with all applicable local, state and federal laws and regulations, including San Diego County Air Pollution Control District Rule 361.145 – Standard for Demolition and Renovation.		x	x					
	HYDROLOGY AND WATER QUALITY								
6.	Prior to the issuance of a grading permit, a final drainage study shall be required in conjunction with the preparation of the final grading plans. Site Design, Source Control, Lowe Impact Development, and Treatment Control Best Management Practices (BMPs) shall be implemented in accordance with the Water Quality Technical Report as approved by the City Engineer. Additionally, the final grading plans shall comply with the provisions of California Regional Water Quality Control Board, National Pollutant Discharge Elimination System (NPDES) Municipal Permit No. R9-2007-001, and the City of Chula Vista Development Storm Water Manual, 2008, with respect to construction and post-construction BMPs, to the satisfaction of the City Engineer. Further, the applicant shall enter into an agreement with the City of Chula Vista for the inspection and maintenance of post-construction BMPs, into perpetuity. Compliance with said plan shall become a permanent requirement of the Mitigation Monitoring and Reporting Program	Plan Check/Site Inspection	X	X	X	Applicant/City Development Services Department			

Table 1

7.	Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) NPDES General Permit No. CAS000002, Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activity. In accordance with said Permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be developed and implemented concurrent with the startup of clearing, grubbing and grading activities. The SWPPP shall specify both construction and post construction structural and non-structural pollution prevention measures. The SWPPP shall also address operation and maintenance of post-construction pollution prevention measures, including short-term and long-term funding sources and the party or parties that will be responsible for the implementation of said measures.	Plan Check/Site Inspection		X	X	X	Applicant/ Development Services Department		
8.	Permanent storm water requirements, including site design, source control, and treatment control Best Management Practices (BMPs), all as shown on the approved WQTR, shall be incorporated into the project design, and shall be shown on the plans. Provide sizing calculations and specifications for each BMPs. Any structural or non-structural BMP requirements that cannot be shown graphically must be either noted or stapled on the plans.	Plan Check/Site Inspection		X	X	X	Applicant/City Development Services Department		
9.	Prior to the approval of any building permits, the applicant shall provide evidence satisfactory to the Planning and Building Director and Director of Engineering and Public Works demonstrating that the trash storage areas of the project site have final improvement design meeting the following requirements: a) Paved with an impervious surface, designed not to allow run-on from adjoining areas, screened or walled to prevent offsite transport of trash; and b) Provide attached lids on all trash containers that exclude rain including a solid roof or awning to minimize direct precipitation.	Plan Check/Site Inspection		X	X	X	Applicant/ Development Services Department and Public Works Department		



ENVIRONMENTAL CHECKLIST FORM

1. **Name of Proponent:** Target
Applicant Representative: Jennifer Harry
2. **Lead Agency Name and Address:** City of Chula Vista
Planning and Building Department
276 Fourth Avenue
Chula Vista, CA 91910
3. **Address and Phone Number of Proponent:** 40 North Fourth Avenue
Chula Vista, CA 91910
(619) 980-9696
4. **Name of Proposal:** Target
5. **Date of Checklist:** March 27, 2009
6. **Case No.:** IS-09-009

ENVIRONMENTAL ANALYSIS QUESTIONS:

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Comments:

- a) According to the City General Plan, this project area is located within the "E" Street/Highway 54, one of the Primary Gateways into the City. The proposal includes development of a commercial retail building consisting of 138,144 square-feet with landscaped entry treatments and associated parking area in accordance with the City of Chula Vista Municipal Code, Landscape and Design Review Guidelines. The applicant has designed the northeast corner area as a gateway entry focal point. The project would enhance and improve the aesthetic quality of this key area into the City.
- b) The proposal consists of the redevelopment of an existing commercial site. The proposed retail project will replace an existing use of similar nature and will not substantially damage scenic resources within a state scenic highway.
- c-d) The proposal consists of the redevelopment of an existing commercial site. The proposed retail project will not substantially degrade the existing visual character or quality of the project site nor its neighborhood commercial surroundings. The project site is slated for commercial development according to the Chula Vista Municipal Code and General Plan Land Use.

Mitigation: No mitigation measures are required.

II. AGRICULTURAL RESOURCES. Would the project:

- | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Comments:

a-c) The project site is within a fully developed area and neither in current agricultural production nor adjacent to a parcel in agricultural production and contains no agricultural resources or designated farmland.

Mitigation: No mitigation measures are required.

III. AIR QUALITY. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Comments:

(a-e) See Mitigated Negative Declaration Section E

Mitigation:

The mitigation measures outlined in Section F of the Mitigated Negative Declaration would mitigate potentially significant air quality impacts to a level of less than significance.

IV. BIOLOGICAL RESOURCES. Would the project:

- | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

a-f) The project site is within a fully developed area which does not contain any habitat, wetlands, wildlife corridor, biological resources or habitat conservation plan lands

Mitigation: No mitigation measures are required.

V. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in State CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to State CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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resource or site or unique geologic feature?

- | | | | | |
|--------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments:

- a) No historic resources are known or are expected to be present within the project impact area, as the site has been developed and precise grading has already occurred. Therefore, no substantial adverse change in the significance of a historical resource as defined in Section 15064.5 is anticipated.
- b) Based on the amount of grading needed to construct the project and the previous site disturbance due to existing easements and adjacent development, the potential for significant impacts or adverse changes to archaeological resource as defined in Section 15064.5 is not anticipated.
- c) The project site is located in a low sensitivity level area pursuant to the study prepared by the environmental firm of RECON for the City’s General Plan Update Program (December 2005). The study contains a prehistoric Archeological Resources Sensitivity Area Map for the entire City of Chula Vista. No cultural studies are required for this project since this project involves the reconstruction of an existing retail facility.
- d) No human remains are anticipated to be present within the impact area of the project. The proposal consists of the redevelopment of an existing commercial site. The proposed retail project will replace an existing use of similar nature. As the site was previously developed and the depth of development activities will not be significantly different from the existing development, the likelihood of the presence of human remains is extremely small.

Mitigation: No mitigation measures are required.

VI. GEOLOGY AND SOILS -- Would the project:

- | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: | | | | |
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Issues:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
ii.	Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii.	Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv.	Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Be located on expansive soil, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

a-e) Refer to Section E of Mitigated Negative Declaration

Mitigation: The mitigation measures contained in Section F of the Mitigated Negative Declaration would mitigate potentially significant impacts to Geology and Soils to a level of less than significance.

No mitigation measures are required.

VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a)	Create a significant hazard to the public or the environment through the routine transport, use, or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
disposal of hazardous materials?				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Comments:

- a) See Mitigated Negative Declaration, Section E , Section E (Hazardous Materials Section) The proposed project is located on a site included on the hazardous list pursuant to Government Code Section 65962.5. A corrective action plan entitled *Site Conceptual Model and Corrective Action Plan 12 North 4th Avenue, Chula Vista, California File # H20016*,dated December 21, 2008 was prepared.
- b) See Mitigated Negative Declaration, Section E (Hazardous Materials Section). The proposed project is located on a site included on the hazardous list pursuant to Government Code Section 65962.5. A corrective action plan entitled *Site Conceptual Model and Corrective Action Plan 12 North 4th Avenue, Chula Vista, California File # H20016*, dated December 21, 2008 was prepared.
- c) The proposed project is a commercial retail center and not located within one-quarter mile of an existing or proposed school.
- d) The site is included on a list of hazardous materials site compiled pursuant to Government Code 65962.5. See Mitigated Negative Declaration, Section E (Hazardous Materials Section) for detailed discussion and Section F, for required mitigation measure. Once this mitigation measure has been completed, there will be no significant impacts to the project site area or other retail uses, residential and daycare uses within the surrounding area.
- e) The project is not located within an airport land use plan nor within two miles of a public airport or public use airport; therefore, the project would not expose people residing or working in the project area to adverse safety hazards.
- f) The project is not located within the vicinity of a private airstrip; therefore, the project development would not expose people working in the project area to adverse safety hazards.
- g) The project is designed to meet the City’s emergency response plan, route access and emergency evacuation requirements. The proposed fire improvements include an emergency turning radius and fire hydrant in the project area and required fire flow is satisfactory as noted in the Fire Department written communication. No impairment or physical interference with the City’s emergency response plan is anticipated.
- h) The project is designed to meet the City’s Fire Prevention building and fire service requirements. No exposure of people or structures to a significant risk of loss, injury or death due to wildfires is anticipated.

Mitigation: The mitigation measures contained in Section F of the Mitigated Negative Declaration would mitigate potentially significant Hazards and Hazardous Materials to a level of less than significance.

VIII. HYDROLOGY AND WATER QUALITY.

Would the project:

- a) Result in an increase in pollutant discharges to receiving waters (including impaired water bodies pursuant to the Clean Water Act Section 303(d) list), result in significant alteration of receiving water quality during or following construction, or violate any water quality standards or waste discharge requirements? ☐ ☒ ☐ ☐

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? Result in a potentially significant adverse impact on groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, or place structures within a 100-year flood hazard area which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments: a-f) See Mitigated Negative Declaration, Section E.

Mitigation: The mitigation measures contained in Section F of the Mitigated Negative Declaration (Hydrology/Water Quality Section) would mitigate potentially significant Hydrology/Water Quality impacts to a level of less than significance.

Issues:

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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IX. LAND USE AND PLANNING. Would the project:

- | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

- a) The proposed commercial infill project would be consistent with the character of the surrounding commercial and residential areas and, therefore, would not disrupt or divide an established community.
- b) The project site is within the CC (Central Commercial) Zone and CR (Commercial Retail) General Plan designations. The proposed project includes the rezoning from CC to CCP as the project does not propose enough parking spaces for the current zoning designation. With the inclusion of the rezoning, the proposed project will not be in conflict with zoning regulation. The project has been found to be consistent with the Bonita Gateway Specific Plan and General Plan Update rules and regulations.
- c) The proposed project will involve the redevelopment of an existing fully developed site.

Mitigation: No mitigation required.

X. MINERAL RESOURCES. Would the project:

- | | | | | |
|----------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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resource that would be of value to the region and the residents of the state?

- b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

☐ ☐ ☐ ☒

Comments:

- a) The proposed project would not result in the loss of availability of a known mineral resource of value to the region or the residents of the State of California.
- b) Pursuant to the Environmental Impact Report for the City of Chula Vista General Plan Update, the State of California Department of Conservation has not designated the project site for mineral resource protection.

Mitigation: No mitigation measures are required.

XI. NOISE. Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

☐ ☐ ☒ ☐

- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

☐ ☐ ☒ ☐

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

☐ ☐ ☒ ☐

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

☐ ☐ ☒ ☐

- e) For a project located within an airport land use plan or,

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Issues:

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Comments:

a-f The proposed project is located in an urban area of the site and located on a site which was previously fully developed with a commercial project. The site is not located in proximity to any sensitive receptors and would not generate any significant noise levels. All commercial activity would occur inside the building. The site is not located near a public or private airport.

Mitigation: No mitigation measures are required.

XII. POPULATION AND HOUSING. Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues:

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Comments:

a-c) The proposed project is a commercial retail infill project and, therefore, no residential development is proposed that would induce substantial population growth in the area or require substantial infrastructure improvements. No permanent housing exists on the project site and no displacement of housing or persons would occur as a result of the proposed project. Based upon the size and nature of the proposal, no population growth inducement is anticipated. The project is an allowable commercial retail land use per the Zoning Ordinance and is in compliance with the General Plan Update.

Mitigation: No mitigation measures are required.

XIII. PUBLIC SERVICES. Would the project:

Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any public services:

a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues:

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Comments:

- a) According to the Fire Department, adequate fire protection services can continue to be provided to the site without a significant increase of equipment or personnel. The proposed project design includes establishment and maintenance of a fire hydrant and emergency turning radius pattern. The applicant is required to submit proof of a fire flow letter from the Water Server prior to building construction and to comply with the Fire Department policies for new building construction. Therefore, the proposed project would not have a significant effect upon fire protection services. The City performance objectives and thresholds will continue to be met.
- b) According to the Chula Vista Police Department, adequate police protection services can continue to be provided upon completion of the proposed project. The proposed project would not have a significant effect upon or result in a need for substantial new or altered police protection services. The City performance objectives and thresholds will continue to be met.
- c) The proposed project would not induce population growth; therefore, no significant adverse impacts to public schools would result. According to the Chula Vista Elementary School District letter dated May 24, 2006, the applicant would be required to pay the statutory building permit school fees for the proposed new commercial building at time of building permit issuance.
- d) Because the proposed project would not induce population growth, it does not create a demand for neighborhood or regional parks or facilities or impact existing park facilities.
- e) The proposed project would not have a significant effect upon or result in a need for new or expanded governmental services and would be served by existing or planned public infrastructure.

XIV. RECREATION. Would the project:

- | | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Comments:

- a) Because the proposed project would not induce population growth, it would not create a demand for neighborhood or regional parks or facilities, nor impact existing neighborhood parks or recreational facilities.
- b) The project does not include the construction or expansion of recreational facilities. According to the Parks and Recreation Element of the General Plan, the project site is not planned for any future parks and recreation facilities or programs.

Mitigation: No mitigation measures are required.

XV. TRANSPORTATION / TRAFFIC. Would the project:

a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

- a-b) See Mitigated Negative Declaration, Section E.
- c) The proposal would not have any significant effect upon any air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- d) The proposal would not substantially increase hazards due to a design feature
- e) The proposal would not result in inadequate emergency access. As a result of this project, Fourth Avenue will be widened to include enhancements to the left turn lane and add an additional right turn lane.
- f) See Mitigated Negative Declaration, Section E
- g) The proposal would not conflict with adopted transportation plans or alternative transportation programs.

Mitigation: No mitigation measures are required

XVI. UTILITIES AND SERVICE SYSTEMS

Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
new or expanded entitlements needed?				
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

a,b)The project site is located within a developed urban area of the western portion of the City that is served by all necessary utilities and service systems. No exceedance of wastewater requirements of the Regional Water Quality Control Board would result from the proposed project.

c) See Mitigated Negative Declaration Section E

d) The project site is within the potable water service area of the Sweetwater Authority in their letter dated November 24, 2008 and followup communications. Pursuant to correspondence from the Sweetwater Water District, the project may be serviced from existing potable water mains, however, will require adequate sized service laterals. No new or significant expanded entitlements are anticipated for the proposed project

e) Based upon City's review of Sewer Study, there is adequate existing capacity

f) The City of Chula Vista is served by regional landfills with adequate capacity to meet the solid waste needs of the region in accordance with State law.

g) The proposal would comply with federal, state and local regulations related to solid waste.

Mitigation:

No mitigation required

Issues:

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVII. THRESHOLDS

Will the proposal adversely impact the City's Threshold Standards?

A) Library

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The City shall construct 60,000 gross square feet (GSF) of additional library space, over the June 30, 2000 GSF total, in the area east of Interstate 805 by buildout. The construction of said facilities shall be phased such that the City will not fall below the city-wide ratio of 500 GSF per 1,000 population. Library facilities are to be adequately equipped and staffed.

B) Police

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Emergency Response: Properly equipped and staffed police units shall respond to 81 percent of "Priority One" emergency calls within seven (7) minutes and maintain an average response time to all "Priority One" emergency calls of 5.5 minutes or less.

b) Respond to 57 percent of "Priority Two" urgent calls within seven (7) minutes and maintain an average response time to all "Priority Two" calls of 7.5 minutes or less.

C) Fire and Emergency Medical

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Emergency response: Properly equipped and staffed fire and medical units shall respond to calls throughout the City within 7 minutes in 80% of the cases (measured annually).

D) Traffic

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Threshold Standards require that all intersections must operate at a Level of Service (LOS) "C" or better, with the exception that Level of Service (LOS) "D" may occur during the peak two hours of the day at signalized intersections. Signalized intersections west of I-805 are not to operate at a LOS below their 1991 LOS. No intersection may reach LOS "E" or "F" during the average weekday peak hour. Intersections of arterials with freeway ramps are exempted from this Standard.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>E) <u>Parks and Recreation Areas</u></p> <p>The Threshold Standard for Parks and Recreation is 3 acres of neighborhood and community parkland with appropriate facilities/1,000 population east of I-805.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>F) <u>Drainage</u></p> <p>The Threshold Standards require that storm water flows and volumes not exceed City Engineering Standards. Individual projects will provide necessary improvements consistent with the Drainage Master Plan(s) and City Engineering Standards.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>G) <u>Sewer</u></p> <p>The Threshold Standards require that sewage flows and volumes not exceed City Engineering Standards. Individual projects will provide necessary improvements consistent with Sewer Master Plan(s) and City Engineering Standards.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>H) <u>Water</u></p> <p>The Threshold Standards require that adequate storage, treatment, and transmission facilities are constructed concurrently with planned growth and that water quality standards are not jeopardized during growth and construction.</p> <p>Applicants may also be required to participate in whatever water conservation or fee offset program the City of Chula Vista has in effect at the time of building permit issuance.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Comments:

- a) The project is not a housing development; therefore, no impacts to library facilities would result. No adverse impact to the City's Library Threshold standards would occur as a result of the proposed project.
- b) According to the Police Department, adequate police protection services can continue to be provided to the commercial retail site, upon completion of the proposed project. The proposed commercial project would not have a significant effect upon or result in a need for substantial new or altered police protection services. No adverse impact to the City's Police Threshold standards would occur as a result of the proposed project.
- c) According to the Fire Department's comments, adequate fire protection and emergency medical services can continue to be provided to the project site. The proposed retail project would not have a significant effect upon or result in a need for new or altered fire protection services. No adverse impact to the City's Fire threshold standard would occur as a result of the proposed project.
- d) See Mitigated Negative Declaration, Section E.
- e) The project is slated for commercial retail use and located east of Interstate 805, and therefore, the Parks Threshold Standard is not applicable.
- f) See Mitigated Negative Declaration, Section E (Hydrology/Water Quality Section). Based upon review of the project and Preliminary Hydrology/Hydraulic and Water Quality studies (titled Drainage Study Target-2629 Chula Vista (North) and Water Quality Technical Report Target-2629 Chula Vista (North) respectively), the Engineering Department has determined that there are no significant issues regarding the proposed drainage improvements of the project site. A final drainage study will be prepared in conjunction with the final grading and improvement plans. The proposed drainage improvements shall be designed to handle incremental and 100-year storm events, inlets, and private catch basins, controls and filtering systems to the satisfaction of the City Engineer. Drainage facilities are required to be designed in accordance with the Drainage Master Plan(s) and City Engineering standards, which will be installed at the time of site development and in accordance with other regional entities and their requirements or standards. No adverse impacts to the City's Drainage Thresholds will occur as a result of the proposal and project conditioning.
- g) The sewer facilities serving the project site consist of an 10-inch sewer line running south along N. Fourth Avenue and along C Street. The Engineering Department has determined that these facilities are adequate to serve the proposed project. A final sewer study will be required to the satisfaction of the City Engineer. The applicant through project design identifies existing and any proposed structures on the development plans, which may be built over the existing sewer line to ensure continued City ability for maintenance of the sewer line. No new sewer mains or major facilities are anticipated to be required and no adverse impacts to the City's Sewer Threshold standards will occur as a result of the proposed project.
- h) Pursuant to correspondence received from the Sweetwater Authority, in their letter dated November 24, 2008 and follow-up communications, the existing main facilities that are currently serving may continue to serve the project site however; appropriate sizing for the service laterals must be implemented. No significant new water storage facilities are anticipated to be required and no adverse impacts to the City's Water threshold standards will occur as a result of the proposed project.

Mitigation: No mitigation measures are required

Issues:

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments:

- a) See Mitigated Negative Declaration, Section E. The project site is currently developed. No significant impacts would be created by the proposed project as a result of project mitigations and conditions.
- b) No cumulatively considerable impacts associated with the project when viewed in connection with the effects of past projects, other current projects and probable future nearby projects have been identified. Therefore as described in the Mitigated Negative Declaration, only project specific impacts require mitigation to be below a level of significance
- c) See Mitigated Negative Declaration, Section E. Potential impacts to humans associated with air quality, geology and soils, hazards and hazardous materials, and hydrology and water quality would be mitigated to below a level of significance.

Mitigation: The mitigation measures contained in Section F of the Mitigated Negative Declaration would mitigate identified impacts to a level of less than significance.

XIX. PROJECT REVISIONS OR MITIGATION MEASURES:

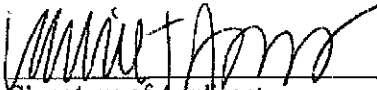
Project mitigation measures are contained in Section F, Mitigation Necessary to Avoid Significant Impacts, and Table 1, Mitigation Monitoring and Reporting Program, of Mitigated Negative Declaration IS-06-025.

XX. AGREEMENT TO IMPLEMENT MITIGATION MEASURES

By signing the line(s) provided below, the Applicant and/or Operator stipulate that they have each read, understood and have their respective company's authority to and do agree to the mitigation measures contained herein, and will implement same to the satisfaction of the Environmental Review Coordinator. Failure to sign below prior to posting of this Mitigated Negative Declaration with the County Clerk shall indicate the Applicant and/or Operator's desire that the Project be held in abeyance without approval and that the Applicant and/or Operator shall apply for an Environmental Impact Report.

Laurel T. Jones
Senior Development Manager
Target Corporation

Printed Name and Title of Applicant
(or authorized representative)



Signature of Applicant
(or authorized representative)

3/27/09
Date

Printed Name and Title of Operator
(if different from Applicant)

Signature of Operator
(if different from Applicant)

Date

XXI. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated," as indicated by the checklist on the previous pages.

- | | | |
|-----------------------------------------------------|---------------------------------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Utilities and Service Systems |
| <input checked="" type="checkbox"/> Geophysical | <input type="checkbox"/> Energy and Mineral Resources | <input type="checkbox"/> Aesthetics |
| <input type="checkbox"/> Agricultural Resources | | |
| <input checked="" type="checkbox"/> Hydrology/Water | <input checked="" type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Cultural Resources |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Paleontological Resources | <input type="checkbox"/> Mandatory Findings of Significance | |

XXII. DETERMINATION:

On the basis of this initial evaluation:

I find that the proposed project **could not** have a significant effect on the environment, and a **Negative Declaration** will be prepared.

☐

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **Mitigated Negative Declaration** will be prepared.

☒

I find that the proposed project **may** have a significant effect on the environment, and an **Environmental Impact Report** is required.

☐

I find that the proposed project **may** have a significant effect(s) on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impacts" or "potentially significant unless mitigated." An **Environmental Impact Report** is required, but it must analyze only the effects that remain to be addressed.

☐

I find that although the proposed project could have a significant effect on the environment, there **will not** be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project. An addendum has been prepared to provide a record of this determination.

☐

Stephen Power, A.I.C.P.
Principal Planner
City of Chula Vista

Date